

AGENDA

MEETING OF THE MAYOR AND ALDERMEN

JULY 10, 2003

1. Recommend approval of the minutes of the meeting of June 26, 2003.

ALCOHOLIC BEVERAGE LICENSE HEARINGS

2. Vrajesh Patel t/a Avom, Inc., requesting to transfer a beer and wine (package) license from James C. Carthon t/a James Beverage Centre at 1402 Stiles Avenue, which has a beer, wine and liquor (package) license and is located between McCarthy Street and Carr Avenue in District 1. Recommend approval. The R-B (Residential-Business) zoning allows the sale of beer and wine by the package incidental to another principal retail use. According to the application, the business will operate as a convenience store.

ZONING HEARINGS

3. Attorney Dana F. Braun, Agent, Dr. James A. Dandy, Petitioner, Murray A. Galin (Galin Mortgage Lending), Owner (Z-030310-060302-2), requesting to rezone 735 E. 54th Street from R-6 (One-Family Residential) to R-I-P (Residential-Institutional-Professional). (Continued from May 29, 2003. See attached letter.) Recommend continuing the hearing to August 21, 2003 as requested by the petitioner.

PETITIONS

4. Sharon Lusk Malchow – Petition #9559, requesting to transfer Bonaventure Cemetery, Greenwich Addition, Section 10, Block F, Lot 35, all available spaces, from Stewart Lusk (deceased father) to Sharon Lusk Malchow (heir). Recommend approval. Records on file in the Office of the Clerk of Council, Bonaventure Cemetery, Greenwich Addition, Book of Titles A1, Folio 392, show this lot in the name of Stewart Lusk. There is no reason transfer should not be made as requested by his heir.
5. Lieutenant Dwight D. Williams – Petition #9558, requesting the award of his service weapon upon retiring from the Police Department on July 1, 2003. Recommend approval.

- 5.1. Henri E. Rainaud and J. Wiley Ellis, Co-Executors of Estate of Jane R. Pidcock – Petition #9561, requesting to transfer Bonaventure Cemetery, Section G, Lot 50, Spaces 1, 4, 5 and 6, from John F. Pidcock (deceased) to Henri E. Rainaud. Recommend approval. Records on file in the Office of the Clerk of Council, Bonaventure Cemetery, Book of Titles G, Folio 337, show this lot in the name of John F. Pidcock. There is no reason transfer should not be made as requested.

RESOLUTIONS

6. Eastside Neighborhood. A resolution to designate the Eastside neighborhood as meeting the criteria for an Urban Redevelopment Area under the Georgia Urban Redevelopment Law and to approve the Eastside Neighborhood Redevelopment Plan. Recommend approval.
7. Updated Short Term Work Program of the Comprehensive Plan. A resolution to authorize submitting to the Coastal Georgia Regional Development Center (RDC) an updated Five Year Short Term Work Program element of the Comprehensive Plan. The RDC and the Georgia Department of Community Affairs must review and comment on the plan before it can be adopted by the City. Recommend approval.

MISCELLANEOUS

8. Loan Approval for Montgomery Landing Apartments. On May 1, Council passed a resolution supporting The Paces Foundation's Low-Income Housing Tax Credit (LIHTC) application to develop 144 mixed income apartments north of the fairgrounds in the Feiler Park neighborhood. If the Department of Community Affairs (DCA) awards the tax credits, the development will cost \$12.4 million and have a club house, swimming pool and walking trails.

Since the resolution of support was adopted, meetings have been held with neighborhood residents. Their biggest concern is the possible use of 58th Street as the entrance to the development. Responding to this concern, The Paces Foundation has identified possible alternative entrances at 57th and/or 59th Streets, and has contacted the owners of the fairgrounds to determine if 61st Street could serve as an entrance. In addition, Public Development is preparing a plan to rehabilitate houses and to construct infill housing in the neighborhood adjacent to the proposed development.

In order for DCA to seriously consider the LIHTC application, the City will need to loan The Paces Foundation, via CHSA, Inc. (Community Housing Services Agency), \$280,660 from HODAG (Housing Development Action Grants) and Rental Rehabilitation program income. These funds will be combined with \$343,000 of CHSA, Inc. member bank funds into a \$623,660 construction loan repayable in 24 months. This commitment by the City will leverage about \$12 million in private investment and encourage revitalization.

Recommend authorization for a \$280,660 loan to The Paces Foundation, via CHSA, Inc., provided the LIHTC application is approved by DCA. (See attached memo.) Recommend approval.

TRAFFIC ENGINEERING REPORTS

9. Martin Luther King, Jr. Boulevard – Anderson Intersection Improvements. Traffic Engineering has studied the intersection of Martin Luther King, Jr. Boulevard (MLK) and Anderson Street to find ways to reduce accidents.

This intersection has a high number of left turn crashes and is one of the Top Twenty Accident locations in the city. In order to improve safety, a separate left turn is needed with a separate left turn signal in the northbound approach. A similar solution helped the southbound approach.

The left turn lane will require removing parking on the east side of MLK Boulevard south of Anderson Street. Parking is already prohibited for 78 feet to accommodate a bus stop, and should be prohibited for another 122 feet to create two through lanes and a separate left turn lane in the northbound approach. Minimal demand for on-street parking was observed on this block.

Recommend that parking be prohibited on the east side of MLK Boulevard for 200 feet south of the intersection with Anderson Street. (See attached map.) Recommend approval.

BIDS, CONTRACTS AND AGREEMENTS

10. Dean Forest Road Landfill Expansion - One Time Purchase - Bid No. 03.0126. Recommend approval to procure waste relocation and lined landfill construction from Cooper-Barnett-Page, Inc. in the amount of \$14,227,000.00. The project will relocate waste from Cell 1C-1 and construct cells 1C1, 1C2 and 1C3 to provide additional lined landfill capacity.

The low bidder, Cooper-Barnett-Page, Inc., has met the Minority and Woman Business Enterprise goal of 12% MBE and 5% WBE.

Bids were received May 23, 2003. This bid has been advertised, opened and reviewed. Delivery: 1325 Days. Terms: Net-30 Days.

The bidders were:

L.B. Cooper-Barnett-Page	\$ 14,227,000.00
R B Baker	\$ 14,668,208.00

Funds are available in the 2003 Budget, Account No. SA 301. A Pre-Bid Conference was conducted and 17 vendors attended. (See attached letter.) Recommend approval. The low bidder has sent a letter of intent to meet the 21% goal he stated during the last meeting. The City Manager will contact him prior to the July 10 meeting to determine his progress.

11. Inmate Services Service Agreement. During the LOST (Local Option Sales Tax) negotiations, it was agreed that the municipalities would begin paying for the housing of municipal prisoners at the County jail. It was also agreed that the fee for municipal prisoners would be \$30 per day from January 1, 2003 through December 31, 2007 and \$35 per day from January 1, 2008 through December 31, 2012. The maximum number of days billable for a municipal prisoner for a single confinement will be 28 days. The 2003 Budget includes \$1,200,000 to cover this new expense. An intergovernmental agreement worked out early in the year was formally approved by the County Commission on June 27, 2003. Recommend authorization for the City Manager to execute the agreement, which is consistent with the jail service terms agreed upon during the SPLOST negotiations. Recommend approval.
- 11.1. Lease Renewal – Police Training Unit – Savannah Mall. Recommend renewal of the Specialty License Agreement between Savannah Teachers Properties, Inc. and the City for 3,729 square feet at Savannah Mall to house the Police Training Unit. The term of the lease renewal is one year commencing on July 1, 2003 and ending on June 30, 2004 at the rental rate of \$500.00 per month. The Lease Renewal has been reviewed and approved by the Assistant City Attorney. Recommend approval.
12. Westside Petroleum Pipeline Relocation (Dr-122A-97) - Change Order No. 4 (Summary). Environmental Recovery, Inc. has submitted Change Order No. 4 (Summary) in the amount of \$177,114.50, and an increase of 108 days.

The change order covers final quantities of materials used; additional work performed due to encountering unexpected underground utilities; additional excavation needed to provide unobstructed access to a 100+ year-old waterline by placing the fuel lines beneath it; and delays due to the operational requirements of the pipeline owner.

Recommend approval of Change Order No. 4 (Summary) with a net increase of \$177,114.50 and 108 days. The costs are reasonable. Funds are available. Recommend approval.

13. Carpet Installation for Civic Center- RFP No. 03.129. Recommend purchase of carpet and installation services for the Savannah Civic Center in the amount of \$134,200.00 to McGowan Flooring. The carpet will be installed in meeting rooms, Mezzanine, Lobby, Theater, Ballroom and Ballroom Restrooms.

Proposals were received June 17, 2003. This bid was advertised, opened and reviewed. Delivery: 30 Days. Terms: Net-30 Days. Proposers were:

B.P.	McGowan Flooring	\$	134,200.00
	National Office Systems	\$	149,000.00
	Phillips, Inc.	\$	170,175.00
	Bonitz Flooring Group	\$	183,400.00

Criteria: Proposer	Fee Factor (50 pts)	Commercial Experience (10 pts)	Durability/ Warranty (20 pts)	Carpet Quality (20 pts)	Total Score (100 pts)
McGowan Flooring	50	8	20	20	98
National Office	45	10	20	20	95
Phillips, Inc.	39	10	20	20	89
Bonitz	37	10	20	20	87

Funds are available in the 2003 Budget, Account No. 551-5150-51520. A Pre-Proposal Conference was conducted and three vendors attended. Recommend approval. We received a vendor objection stating that McGowan Flooring, the best proposer, did not have a payment and performance bond. Because of tight time constraints to get the carpet installed at the Civic Center, we gave McGowan Flooring until 12:00 noon today to demonstrate their ability to obtain the bond. Prior to 12:00 noon, we received written confirmation from the bonding company that the bond will be issued if the contract is awarded.

14. Natural Gas – Firm Accounts – Annual Contract – Bid No. 03.130. Recommend approval to procure natural gas for firm accounts from Coweta-Fayette EMC Natural Gas in the amount of \$131,112.50. The services are needed to furnish natural gas to 60 meters located at various facilities.

Coweta-Fayette EMC will provide the City's total firm natural gas requirements based on the market-driven NYMEX (New York Mercantile Exchange) price. The price today would be \$.80 per therm plus Atlanta Gas Light Company's base charge plus a customer service charge per meter.

Bids were received June 3, 2003. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidders were:

L.B.	Coweta-Fayette EMC Natural Gas	\$	131,112.50
	Walton EMC	\$	139,103.55
	Southern Company Gas	\$	141,405.50

Funds are available in the 2003 Budget, Account No. Various. A Pre-Bid Conference was conducted and no vendors attended. Recommend approval.

15. Hurricane Equipment and Supplies – Annual Contract – Bid No. 03.153. Recommend approval to procure hurricane equipment and supplies from Home Depot (Items 1-14) in the amount of \$156,602.47 and Triangle Ice Company (Item 15) in the amount of \$1,050.00 for a total of \$157,652.47. The chainsaws, generators, air compressors, ice and bottled water will be used by various departments in the event of a hurricane or other disaster. The low bidder meeting specifications was selected for each item.

Bids were received June 3, 2003. This bid has been advertised, opened and reviewed. Delivery: As Required. Terms: Net-30 Days. The bidders were:

	<u>Items 1-14</u>	<u>Item 15</u>
L.B.	Home Depot	\$156,602.47
L.B.	Triangle Ice	No Bid
	United Rentals	\$210,761.98
		\$1,050.00
		No Bid

Funds are available in the 2003 Budget, Account No. Various. A Pre-Bid Conference was conducted and three vendors attended. Recommend approval.

16. Crane Carrier Repair Parts – Annual Contract Renewal – Bid No. 03.205. Recommend renewing an annual contract to procure Crane Carrier repair parts from Truck Parts Specialists in the amount of \$17,500.00. The parts will be used by Vehicle Maintenance to repair Crane Carrier equipment.

Bids were originally received June 5, 2001. This bid has been advertised, opened and reviewed. Delivery: 1 Day. Terms: Net-30 Days. The bidders were:

L.B.	Truck Parts Specialists	\$	17,500.00
	Savannah Drive Line	\$	18,750.00

Funds are available in the 2003 Budget, Account No. 611-1130. A Pre-Bid Conference was not conducted as this is an annual contract renewal. Recommend approval.

17. Sod for Daffin Park - One Time Purchase - Bid No. Q03.073. Recommend approval to procure laser leveling and sod installation from Precision Golf Company in the amount of \$32,249.37. The sod is needed for the new athletic field being constructed in the northeast area of Daffin Park.

Bids were received June 27, 2003. This bid has been opened and reviewed. Delivery: 14 Days. Terms: Net-30 Days. The bidders were:

L.B.	Precision Golf	\$	32,249.37
*	Pough's	\$	43,500.00
	Pro-Rain	\$	45,610.30
*	Elaborate	\$	48,550.00
*	Baham	\$	91,668.50

Funds are available in the 2003 Budget, Account No. RE-805. A Pre-Bid Conference was not conducted as this is an emergency purchase. (*Indicates minority vendor.) Recommend approval.

18. Microsoft Office XP Pro, Standard and Works – One Time Purchase – Bid No. 03.097. Recommend approval to procure Microsoft Office XP Standard from En Pointe Technologies, Inc. in the amount of \$73,665.00. The software is needed to convert from Corel Suite to Microsoft Office and will be installed on various computers by the Information Services Department.

The reason for not selecting the low bidder is that Wintec Industries withdrew their bid due to a pricing error.

Bids were received April 29, 2003. This bid has been advertised, opened and reviewed. Delivery: 7 Days. Terms: Net-30 Days. The bidders were:

L.B.	* En Pointe Technologies	\$	73,665.00
	+ Wintec Industries	\$	50,250.00
	Softsmart Government Services	\$	74,139.00
*	Software House International	\$	74,214.00
	Southern Computer Warehouse	\$	94,494.00
	Free SoftwareShipping.com	\$	94,950.00
	Pomeroy Computer Resources	\$	95,400.00
*	IMPAQ MICRO	\$	95,700.00
*	Siron Consultants	\$	96,102.00
*	Entre Solutions	\$	96,435.00
	Alpha Sum Business Machine	\$	97,500.00

** Sabre Technologies, Inc.	\$	98,400.00
* Video & Telecommunications	\$	98,904.00
Comdoc	\$	101,391.00
Dell Marketing, LP	\$	118,785.00

Funds are available in the 2003 Budget, Account No. 611-1140-51320. A Pre-Bid Conference was not conducted. (*Indicates minority vendor.) Recommend approval.

19. Bulldozer – One Time Purchase – Bid No. 03.151. Recommend approval to procure a Komatsu D87E-2 bulldozer from Tractor & Equipment/Stith Equipment Company in the amount of \$211,900.00. The bulldozer will be used by the Landfill and replaces unit 389 which is no longer economical to operate or maintain.

Bids were received June 10, 2003. This bid has been advertised, opened and reviewed. Delivery: 60 Days. Terms: Net-30 Days. The bidders were:

L.B. Tractor & Equipment/Stith Equipment Co.	\$	211,900.00
Yancey Power Systems	\$	337,390.00

Funds are available in the 2003 Budget, Account No. 613-9230-51515. A Pre-Bid Conference was conducted and one vendor attended. Recommend approval.

City of Savannah
Summary of Solicitations and Responses
For July 10, 2003 Agenda

<u>Bid Number</u>	<u>Annual Contract</u>	<u>Description</u>	<u>Local Vendor Available</u>	<u>Minority Vendor Available</u>	<u>Total Sent</u>	<u>Sent to Minority</u>	<u>Total Received</u>	<u>Received From Minority</u>	<u>Est. Award Value</u>	<u>Est. Min. Award</u>	<u>Low Bid Vendor Type</u>	<u>M/WBE Sub</u>	<u>Vendor Type</u>
B03.129		Carpet Installation	Yes	Yes	77	1	4	0	\$134,200.00	0	B	0	0
B03.130	X	Natural Gas Firm Accounts	No	No	10	0	3	0	\$131,112.50	0	D	0	0
B03.153	X	Hurricane Equipment & Supplies	Yes	Yes	54	9	3	0	\$156,602.47	0	B	0	0
B03.205	X	Crane Carrier Repair Parts	Yes	No	6	0	2	0	\$ 17,500.00	0	D	0	0
Q03.073		Sod for Daffin Park	Yes	Yes	39	14	5	3	\$ 32,249.37	0	D	0	0
B03.097		Microsoft Office XP	Yes	Yes	224	68	15	7	\$ 73,665.00	0	C	0	0
B03.151		Bulldozer	Yes	Yes	24	24	4	2	\$211,900.00	0	D	0	0

VENDOR(S)*

- A. Local Minority
- B. Local Non-Minority
- C. Non-Local Minority
- D. Non-Local Non-Minority
- E. Woman Owned
- F. Non-Local Female

LAW OFFICES
CALLAWAY, BRAUN, RIDDLE & HUGHES P.C.
A PROFESSIONAL CORPORATION

TIMOTHY F. CALLAWAY, III
DANA F. BRAUN
R. KRANNERT RIDDLE
EDWARD M. HUGHES

301 WEST CONGRESS STREET
SAVANNAH, GEORGIA 31401
.....
TELEPHONE (912) 238-2750
FACSIMILE (912) 238 2767

REPLY TO:
POST OFFICE BOX 9150
SAVANNAH, GEORGIA 31412
Email: dbraun@cbrhlaw.com

July 7, 2003

VIA HAND DELIVERY

Mr. Michael Brown, Manager
City of Savannah
City Hall
1 Bull Street
Savannah, Georgia 31402



Re: 54th Street, Savannah, Georgia
Our File: 21028

Dear Michael:

As you know, we represent Dr. James Dandy, who is seeking to have the property located at 735 E. 54th Street rezoned to RIP. The May 29, 2003 hearing before the City Council on this petition was continued until July 10, 2003. On behalf of the Petitioner, we ask that this hearing be continued again for another six weeks in order for us to complete the site plan to present to the MPC before this matter is addressed by the City Council.

In order to do a proper plan for this property, we learned we needed a topographical survey which has taken longer than expected but soon should be completed.

Thank you for your consideration of this request.

Very truly yours,


Dana F. Braun

DFB/cbe

cc: James Dandy
The Honorable Floyd Adams, Mayor (via hand delivery)
Dyanne Reese, Clerk of Council (via hand delivery)

MEMORANDUM

TO: Mayor & Aldermen

FROM: Michael B. Brown, City Manager 

SUBJECT: Loan Approval for Montgomery Landing Apartments

DATE: July 3, 2003

In April, Council passed a resolution of support for The Paces Foundation's Low-Income Housing Tax Credit (LIHTC) application for the development of 144 mixed income apartments just north of the Fairgrounds in the Feiler Park neighborhood. This development, if awarded tax credits by the Department of Community Affairs (DCA), will be known as Montgomery Landing Apartments. It will contain such amenities as a club house, swimming pool and walking trails.

The Paces Foundation is a non-profit housing corporation based in Atlanta. Since the resolution of support, meetings have been held with neighborhood residents to discuss the proposed development. The biggest concern is the point or points of entry onto the site. Responding to this concern, the Paces Foundation has identified possible alternative entrances at 57th and/or 59th Street. Furthermore, the Paces Foundation is in communication with the owners of the adjacent fairgrounds to determine if 61st Street could serve as an additional point of entry. The final designation of all entrances will be contingent upon many variables including the exact location of wetlands, flood plains, easements and setbacks. Once the Paces Foundation receives a LIHTC award announcement in September, a final site design will be prepared. The residents seemed to appreciate that a quality development costing about \$12.4 million could positively impact the neighborhood by ridding it of vacant lots and properties that contribute to neighborhood blight and crime.

In order for The Paces Foundation LIHTC application to be given seriously consideration by DCA the City will need to provide the foundation, via CHSA, Inc., with a \$280,660 loan from its HODAG and Rental Rehab program income. These funds will be combined with \$343,000 of CHSA, Inc. member bank funds into a single loan of \$623,660. This will be a construction loan only—which means that it will be repaid within 24 months. This commitment by the City will leverage about \$12 million in private investment and become a spring-board for revitalization in this area of Savannah.

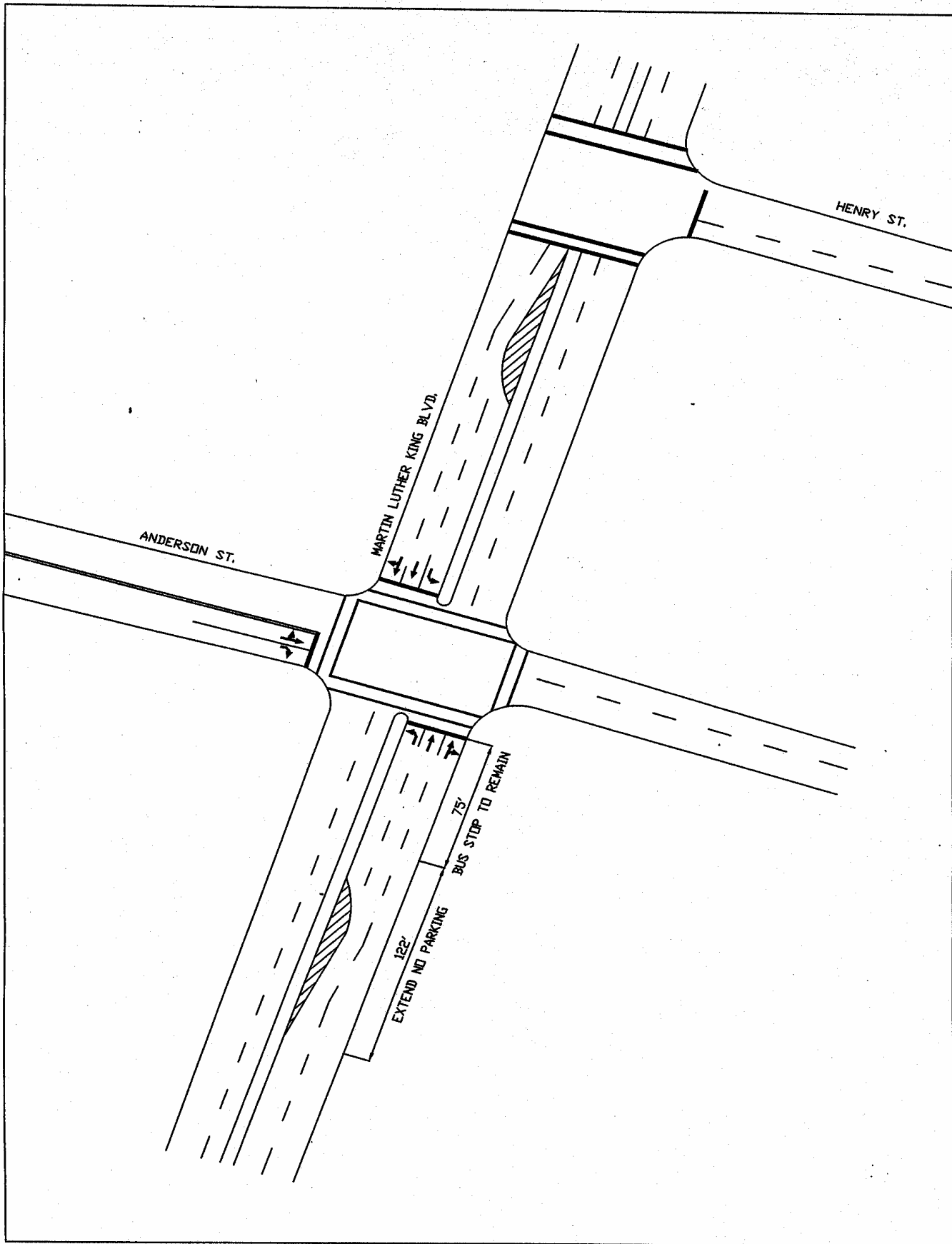
I recommend that City Council authorize staff to make a loan of \$280,660 to The Paces Foundation, via CHSA, Inc., for the purpose of developing the Montgomery Landing Apartments if the LIHTC application is approved by DCA.

Tatenville Neighborhood

May 1, 2003



***Potential points of entry include 5th, 3rd and/or 5th Street. The owners of the adjacent fairgrounds have been contacted to determine if 61st could also serve as a potential point of entry. The final designation of all entrances will be contingent upon many variables including the exact location of wetlands, flood plains, easements and setbacks.





COOPER • BARNETTE • PAGE

1928 Executive Park Dr., Suite A
Statham, GA 30666

- Sitework
- Mobile Crushing & Screening
- Land Clearing & Grinding
- Water & Sewer Utilities
- Environmental Remediation

July 3, 2003

Michael Brown
City of Savannah
P.O. Box 1027
Savannah, Georgia 31402

RE: Dean Forest Road Sanitary Landfill M/WBE Contracts

Dear Mr. Brown,

Cooper, Barnette and Page policies have been to contract with as many minorities as possible and will continue in the future. As you are aware our bid achieved the 12 % MBE and 5% WBE as requested. However it is our sincere intention to address this issue in greater proportions. We will strive to reach 21% M/WBE participation as a minimum for subcontractor work. It is my belief it would be premature to list additional percentages with certain contractors before this project commences. This would not be in the best interest of The City of Savannah or CBP. The City of Savannah and CBP need to get this contract under way. As we see our needs in certain areas, this would allow CBP the time to find additional MBE contractors. This experience would be an asset for M/WBE expansions and participation in your future projects. We're sure this would form a positive alliance between The City of Savannah and CBP that will allow us to meet the needs of all concerned.

Again, we view this as an opportunity to expand the horizons for MBE and WBE contractors so that future projects will become more attainable due to experience gained. Together I believe we can reach these goals. I look forward to working with each of you and achieving our goals for this project and the future.

Sincerely,

A handwritten signature in cursive script that reads "Lewis Cooper".

Lewis Cooper

Cc. Frances Hipp

Corporate Office
Phone 770-725-7400
Fax 770-725-8090

Project Management & Estimating
Phone 770-725-4100
Fax 770-725-6090

Fleet Management
Phone 770-725-1907
Fax 770-725-5523